

STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**PERMANENT BUILDING COMMITTEE
REGULAR MEETING
TUESDAY, AUGUST 10, 2010**

Members Present: P. Welty-Chmn, T. Adams, G. Feldman, J. Gerber, K. Heminway, G. Magnuson, L. Spielman and J. Wehr (7:09).

Members Absent: G. Blanchette, D. Stavens, R. Stomberg

Others Present: Members of the Ad Hoc Pinney House Preservation Committee – J. Gage, M. Kupferschmid, M. Maciolek, and D. Wallace.

Chairman Peter Welty opened the meeting at 7:05 PM.

Citizen's Forum – none

Approval of Minutes

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE JUNE 1, 2010 MEETING AS WRITTEN.

Pinney House Renovation

The following items have been complete since last meeting. The lawn, the stonework and the steel edging is in on the landscaping, and the stumps and bushes have been removed. The stone in the basement has been done, the painting is complete, the caps are on the chimneys, the permanent electricity is in place and the temporary has been disconnected, and the driveway has been boxed out. What are left to do for the scope of the project are the doors and hatchway and the dental blocks which won't be in until September or October. The front door was scraped down and it was determined that colonial blue was the original color.

Requisition #8 from General Builders for work done in June is \$14,900 and includes windows, painting, mechanical, and plumbing. Requisition #9 from General Builders for work done in July is \$36,019.25 and completes many lines items such as roofs, gutters, landscaping, electrical, and painting and masonry. The balance to finish is \$20,000 plus \$17,000 of retainage.

MOVED (ADAMS) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT REQ. #8 FROM GENERAL BUILDERS IN THE AMOUNT OF \$14,900.

MOVED (ADAMS) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT REQ. #9 FROM GENERAL BUILDERS IN THE AMOUNT OF \$36,019.25.

Peter Welty will look into any warranties and maintenance instructions that the town should be receiving. DPW will be doing the maintenance on the property once the contractor is finished.

The Finance Officer has done a financial statement for the project showing a balance of \$16,159 for uncommitted funds. Gary Magnuson stated that they had previously discussed using the funds for fencing, signage, inside sheet rocking of the ceiling or bid specs for Phase II (interior renovation).

Mark Maciolek stated that he took a tour of the house and found the contractor to have done a quality job and they take pride in the work they are doing. He encouraged the committee for the job they have done and stated that the window replacements were not so bad. He stated that he would like to see the interior preservation done by a suitable architect that is well versed in the preservation of old structures. He would like to see as much of the original integrity left as possible. He stated that he knows of someone who is interested in renting the property from the town.

Jim Gage stated that the Pinney House Committee met last week and they felt strongly that an architect that knows restoration do a study for the interior of the building. They would like to find a suitable architect with restoration experience.

Jeff Gerber asked if the end use would affect the amount of money to be spent on the interior. He felt that it needed to be compatible to a tenant.

Gary Magnuson stated that Moser Pilon has done some of the interior design already and the committee chose them because of their knowledge and ability to get projects through the State guidelines. He stated that General Builders is competent and as a low bidder, very concerned for the project. The town is getting an excellent job for the money spent.

Peter Welty stated that a feasibility study can be done but that available funds are the driver for the work. He will look into whether the remaining funds can be used to do a study by another vendor. He will see if the State will allow the funds to be used for that. He recommended letting the contractor finish his work and finalize the remaining funds before a decision is made on how to spend them.

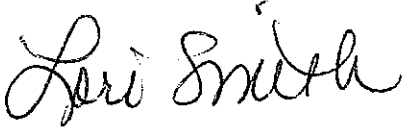
The Pinney House Committee will think about what to put on a sign and will bring a layout to the committee.

Joe Wehr suggested that someone contact the press to do an article on the house now that the project is coming to an end.

Adjournment

**MOVED (SPIELMAN) SECONDED (GERBER) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 7:45 PM.**

Submitted by:

A handwritten signature in cursive script that reads "Lori Smith". The signature is written in black ink and is positioned below the "Submitted by:" text.

Lori Smith, Recording Secretary.